

Jacaranda Country Club Villas Condominium Association, Inc.

Board of Directors Meeting
Monday, January 15, 2018 at 9:30am
Sunstate Management Office

CALL TO ORDER: The meeting was called to order by President Joe Macarelli at 9:32am.

DETERMINATION OF A QUORUM: A quorum was established with President Joe Macarelli, Vice President Ron Springall, Treasurer Judy Liston, Secretary Lee Snell, and Director Joe Claro. Also present was Kim Barrett of Sunstate Management.

PROOF OF NOTICE: The notice for the meeting was posted in accordance with the Bylaws of the Association and the requirements of the Florida Statute 718.

APPROVAL OF MINUTES: **MOTION** made by Joe Macarelli, seconded by Lee Snell to approve the minutes from the December 11, 2017 meeting.

APPOINTMENTS/RESIGNATIONS: None.

PRESIDENT'S REPORT: Joe Macarelli gave the President's Report.

- Ron Springall has been working on the Circle Newsletter and it has been distributed to the owners. The newsletter will also be posted on the website.
- Frank Christman has volunteered to paint the Clubhouse Restrooms.
- Fire extinguishers will be tested at the end of February and need to be tested yearly.
- Venice Electric came to the property with an electric feed and the pipe that protects the feed has rotted away on 6 Buildings. Venice Electric has submitted a quote and Joe M. will get more quotes. The estimated cost is \$5,800. The landscaping company will be notified in advance that the work will be taking place.
- Traffic signs have been install within the Association.
- Joe M. is working on resolving the issue of rust in the water.
- Pest Shield has been contracted as the new pest company and will begin in January. Homeowners will be notified in advance.
- The Board would like everything from the Keys Caldwell website reflected on the Sunstate website.

TREASURER'S REPORT: Judy Liston reported from the December 2017 financials as presented.

- Key's Caldwell closed the December financials early and there are a few discrepancies. Sunstate is in the process of reviewing and completing the financials.
- The Association is currently over budget due to tree trimming and mulching.
- The maintenance fees are not reflected in the financials and insurance has not been posted.
- Legal and Accounting fees are 70% over.

SALES/RENTAL APPLICATIONS

- 899 Rental Application was denied in writing and verbally.

CORRESPONDENCE

- **Expansion of the Pool House-** Joe M. will contact the roofing company to get an estimated cost for the expansion. A list will be put together of the unit owners that are in the area to determine how/if they will be affected.
- **Repair of 834-** A reimbursement request was submitted to management.
- **ARC-**
 - **815-** requests window replacement. The windows will be the same as unit 853 which was approved. **MOTION** made by Joe Macarelli, seconded by Lee Snell to approve the ARC request from 815 to replace the windows. Motion passed unanimously.

- **906-** requests to replace the garage door with a Precision Garage Door, color-almond, Hurricane rated. **MOTION** made by Lee Snell, seconded by Joe Macarelli to approve the request submitted by 906 to replace the garage door with the color matching the exterior of the unit.
- **CIRCLE NEWSLETTER-** Ron Springall prepares the newsletter and it will be posted on the website. He will include instructions to access the website in the newsletter.
- **OWNER'S DIRECTORY-** Ron Springall is working on the directory. The Board reviewed the print out provided by Ron. The telephone directory will be mailed out to homeowners when it is completed. **MOTION** made by Lee Snell, seconded by Joe Macarelli to mail out the Owner's Directory to homeowners. Motion passed unanimously.
- **INFORMATION BOOKLET-** Ron Springall prepared an Information Booklet for homeowners. The Board reviewed the information submitted by Ron. **MOTION** made by Joe Macarelli, seconded by Lee Snell to send the Information Booklet to homeowners.
- **PEST SHIELD-** The Board discussed the pest control procedure and what to do if the homeowner is not present. If the homeowner is not present, a director will accompany the technician in to the home with the condition that there is prior consent from the homeowner. If the homeowner does not want the unit serviced when they are not present, the homeowner can reschedule.

COMMITTEE REPORTS

- **IRRIGATION AND BUILDINGS-** Joe Claro gave the Irrigation Report
 - Irrigation inspection was completed the week before Christmas.
 - The following repairs took place:
 - 863- repaired drip line
 - Replaced a valve solenoid near pool
 - 834, 835, 853, 871, and 889- repaired broken sprinkler heads
 - Replaced non- functioning rotor heads behind 839 and 871
 - 822, 882, 889, 906- replaced broken nipples.
 - The following issues have been reported:
 - 875- Overspray. Issue resolved.
 - 873- Coverage on the side of unit. Issue resolved.
 - 885- Overspray on A/C unit. Issue resolved.
 - 869- Sprinklers coming on during the day. Clock needed to be reset. Issue resolved.
 - 855 and 906 issues resolved.
 - 887- broken valve cover lid. Issue resolved.
 - Pool- missing valve cover. Issue resolved.
 - Joe C. will be conducting this months' inspection over the next 2 weeks and is currently looking into the rust issues.
 - **MOTION** made by Lee Snell, seconded by Joe Claro to accept the irrigation report. Motion passed unanimously.
- **INSURANCE AND FINANCIAL/BUDGET REPORT**
 - GAB Robbins reported that the values will go up 7% in June of 2018.
 - **MOTION** made by Lee Snell, seconded by Joe Macarelli to accept the budget report as presented.
- **POOL AREAS**
 - A couple of pavers need to be repaired.
 - An electrician came to the property to look at the lights.
- **SAFETY-** Doug explained the fire extinguisher testing.
 - The Association is paying for the inspection. If an extinguisher needs to be replaced or recharged, it is the homeowner's responsibility.
- **GARAGE SALE COMMITTEE-** The garage sale was a success and 15 homes participated.
- **LANDSCAPING REPORT-** Ron Springall reported on the landscaping.
 - 815 requested the Association remove a hedge row directly behind their lanai at the rear of their unit. The request was denied because the hedge was not dead.

- 906 has reconsidered their previous decision to refuse the changing of black mulch to red mulch. They are requesting that the Association replace the mulch as per the December Curb Appeal Program.
 - **MOTION** made by Ron Springall, seconded by Judy Liston to authorize the placement of red mulch as per the Curb Appeal Program in an amount not to exceed \$200. A discussion followed. Joe Macarelli, Judy Liston, Joe Claro, and Lee Snell voted no. Ron Springall abstained. Motion did not pass.
- Pest Problem- 2 rodents were caught using a live trap. No activity the past 3 weeks therefore the program has been terminated.
- Lillies in the waterway behind the units- The lake company has been contacted. Kim will contact them again.
- Contact Ron Springall at 941-220-7710 regarding high tree limbs or any other landscaping issue.
- Clayton's unit has stepping stones that are cracked. Ron will meet with the landscaper and assess the situation.
- **BYLAWS**
 - **Article 1.1 Office Amendment- MOTION** made by Ron Springall, seconded by Lee Snell to approve the amendment to Article 1.1 Office and changing the location to Sunstate Management Group Association//Jacaranda Country Club Villas, 228 Ponce De Leon, Venice, FL 34285. Motion passed unanimously.
 - **ARTICLE 3.4 Regular Meetings-MOTION** made by Ron Springall, seconded by Judy Liston to approve the amendment to Article 3.4 Meetings to reflect that regular Board of Directors shall be held monthly (September through May and tentatively scheduled June, July, and August) on the 3rd Monday of the month. The Board discussed having meetings in the summer and whether it was necessary or not. Motion passed unanimously.

UNFINISHED BUSINESS

- **SAFETY SIGNS**
 - The signs were placed in locations that were perceived to be the best locations for the yard sale.
 - There was a discussion about moving a sign to where the mailbox is located. **MOTION** made by Lee Snell, seconded by Joe Claro to move a sign to the mailbox location. Motion passed unanimously.
 - The Board discussed painting the sign poles. Ron Springall will research new polls and bring ideas to the next meeting.
- **CURB APPEAL PROGRAM-** The Board discussed the Curb Appeal Program. Judy Liston disagrees with program and feels it's unfair. She also expressed budget concerns with the program.
- **WATER DAMAGE TO HAWKINS UNIT-** A reimbursement form has been submitted to Sunstate Management for the water damage claim.

Lee Snell left the meeting at 10:59am.

- Ron Springall would like to compile a list of the committees and who has volunteered for them.
- The Board discussed painting the tabletops in the kitchen area.

HOMEOWNER'S COMMENTS: None.

ADJOURNMENT: With no further Association business to discuss, Joe Macarelli made motion to adjourn the meeting.

Respectfully submitted by
 Kim Barrett/LCAM
 For the Board of Directors of Jacaranda Country Club Villas

